

POR Virginia HQ Offsite Facility

Government Agency

Program of Requirements

Requirements for a Headquarters Offsite Facility



August 4, 2020

This Program of Requirements (POR) provides specific agency requirements, which may be complementary, more specific, or more stringent than those of the Request for Lease Proposal (RLP)/Lease minimum requirements, and is intended to give the Offerors additional information from which to develop their design to be fully compliant with the RLP/Lease. In case of conflict between requirements of the RLP/Lease and POR, Sections 1 – 7 of GSA TEMPLATE L100 of this Lease shall take precedence.

INITIALS TL & TC
LESSOR TENANT

POR Virginia HQ Offsite Facility**Table of Contents**

1.0	DESIGN OVERVIEW	3
1.1	PROGRAM GENERAL.....	3
2.0	CODES AND STANDARDS	3
2.1	GENERAL.....	3
2.2	CODES AND STANDARDS.....	3
3.0	PROCEDURES.....	6
3.1	SECURITY CLEARANCE REQUIREMENTS.....	6
3.2	DESIGN INTENT DRAWINGS (DID): POST-AWARD.....	8
3.3	CONSTRUCTION DOCUMENTS: POST-AWARD	8
3.4	DOCUMENT SUBMISSION REQUIREMENTS	8
3.5	COST-DOCUMENTATION: POST-AWARD.....	8
3.6	CONSTRUCTION SCHEDULE: POST-AWARD	8
3.7	CONSTRUCTION INSPECTION.....	8
3.8	MEETINGS.....	8
3.9	SUBMITTALS	8
3.10	DOCUMENT SECURITY	8
4.0	GENERAL REQUIREMENTS.....	9
4.1	SPACE REQUIREMENTS.....	9
5.0	ARCHITECTURAL.....	9
5.1	DOORS, DOOR FRAMES, AND HARDWARE.....	9
5.2	WINDOWS AND WINDOW TREATMENTS.....	10
5.3	PARTITIONS.....	10
5.4	MILLWORK.....	10
5.5	FINISHES	10
5.6	CEILINGS.....	10
5.7	CARPET	10
5.8	SPECIALTY FLOORING.....	10
5.9	PAINT.....	10
6.0	MECHANICAL	11
6.1	DESIGN INTENT	11
6.2	APPLICABLE DOCUMENTS	11
6.3	HVAC	11
7.0	ELECTRICAL.....	12
7.1	POWER GENERAL	12
7.2	ELECTRICAL SIGNAL EQUIPMENT	12
8.0	LIFE SAFETY	12
8.1	GENERAL.....	12
8.2	FIRE ALARM/SPRINKLER SYSTEM	12
9.0	SECURITY	13
9.1	GENERAL SECURITY	13
10.0	ADDITIONAL SPECIAL REQUIREMENTS	13

INITIALS  & 
LESSOR TENANT

POR Virginia HQ Offsite Facility**1.0 Design Overview**

To be provided at the time any post occupancy project requests are submitted.

1.1 Program General

- A. This document is a condensed Program of Requirements (POR) for the 801 Follin Lane, SE, Vienna, VA succeeding lease and any required post lease award renovation. This document shall be attached to the lease as it contains code requirements, special procedures, etc. that will need to be adhered to throughout the life of the lease. In addition, many of the Government's standard technical specifications and details have been removed from this document since the Government is already occupying the space. The appropriate specifications and details, however, will be furnished when appropriate for any post lease award renovation projects submitted by the Government. Upon receipt of any future renovation scope of work and specifications from the Government, the designer will then be expected to prepare a renovation package that can be issued to the contractor.

2.0 Codes and Standards**2.1 General**

- A. The Lessor shall comply with all applicable federal, state, and local building codes, zoning ordinances, and laws and shall obtain all permits and approvals required by the authorities having jurisdiction. In addition, the Lessor shall comply with all codes and standards listed below. Where conflicts arise between the requirements in the RLP, the Lease, the POR, and the Authority Having Jurisdiction (AHJ), the more stringent shall apply.
- B. All products, materials and equipment specified shall be installed in accordance with the manufacturer's recommendations and written specifications.

2.2 Codes and Standards

- A. All design and construction work performed for this project shall comply with the most current edition of the National Fire Protection Association (NFPA) codes listed below as well as applicable portions of the latest editions of the following Codes and Standards, as adopted by the project jurisdiction. If the project jurisdiction has not adapted any code listed below, the most current edition of that code shall be used. If elements of the Codes or Standards listed below conflict with written direction from the local authority having jurisdiction, those elements will not be enforced by the Government. Where more than one Code or Standard applies, and they do not conflict, the most stringent will be enforced by the Government. Any existing space/building used as part of this procurement shall be brought up to current code standards to the greatest extent feasible.
- B. United States Government
1. Code of Laws of the United States Government (USC)
 2. Code of Federal Regulations (CFR)
 - a. 29 CFR 1910, Occupational Safety and Health Standards
 - b. 29 CFR 1926 Safety and Health Regulations for Construction
 - c. 29 CFR 1960 OSHA Basic Program Elements for Federal Employees
 - d. 36 CFR 1911 Americans with Disabilities Act Accessibility Guidelines (ADAAG); Architectural Barriers Act Accessibility Standards (ABAAS)
 - e. 47 CFR 1.1307, Telecommunications Act of 1996, FCC 04-281 Bulletin 65, OSHA 1926.54 Non-Ionizing Radiation

INITIALS DS TL & DS TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

3. Department of Commerce (DOC), National Institute of Standards and Technology (NIST), Federal Information Processing Standards (FIPS)
 - a. FIPS Publication 159 Detail Specification for 62.5um Core Diameter/125-um Cladding Diameter Class 1A Multimode, Graded-Index Optical Waveguide Fibers
 - b. FIPS Publication 174 Federal Building Telecommunications Wiring Standard
 - c. FIPS Publication 175 Federal Building Standard for Telecommunications Pathways and Spaces
 - d. FIPS Publication 187 Administrative Standard for the Telecommunications Infrastructure of Federal Buildings
 - e. FIPS Publication 195 Federal Building Grounding and Bonding Requirements for Telecommunications
4. Department of Homeland Security (DHS)
 - a. ICD 705 (U) Intelligence Community Directive - Sensitive Compartmented Information Facilities
 - b. ICS 705-1 (U) Intelligence Community Standard - Physical and Technical Security Standard for Sensitive Compartmented Information Facilities
 - c. IC Tech Spec 705 (U) Intelligence Community Technical Specifications for Construction and Management of Sensitive Compartmented Information Facilities
 - d. CNSSAM TEMPEST/01.13 (U) Committee on National Security Systems Advisory Memorandum - Red/Black Installation Guidance (FOUO)
 - e. CNSSI No. 7003, (U) Committee on National Security Systems Instruction - Protective Distribution System (PDS)
- C. Industry
 1. Alliance for Telecommunications Industry Solutions (ATIS)
 - a. ANSI/ATIS T1.403-1995 Network-to-Customer Installation - DS1 Metallic Interface
 2. American Conference of Governmental Industrial Hygienists (ACGIH)
 - a. ACGIH 2098 Industrial Ventilation - A Manual of Recommended Practice for Design, 26th Edition, Plates VS-85-01 and VS-85-02
 3. American Concrete Institute (ACI)
 - a. ACI 301 Specifications for Structural Concrete
 4. American Ladder Institute (ALI)
 - a. ANSI/ALI ALCTV:2011 Standard for Automotive Lifts: Safety Requirements for Construction, Testing and Validation
 5. American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)
 - a. ASHRAE Handbooks (Fundamentals; HVAC Applications; HVAC Systems and Equipment)
 - b. ANSI/ASHRAE 52.2 "Methods of Testing General Ventilation Air Cleaning Devices for Removal by Particle Size"
 - c. ANSI/ASHRAE Standard 55: Thermal Environmental Conditions for Human Occupancy
 - d. ANSI/ASHRAE Standard 62.1: Ventilation for Acceptable Indoor Air Quality
 - e. ANSI/ASHRAE/IES Standard 90.1: Energy Standard for Buildings Except Low-Rise Residential Buildings
 - f. ANSI/ASHRAE Standard 111: Practices for Measurement, Testing, Adjusting, and Balancing of Building HVAC Systems
 - g. ANSI/ASHRAE Standard 135: BACnet: A Data Communication Protocol for Building Automation and Control Networks
 - h. ANSI/ASHRAE/IES Standard 189.1 - Standard for the Design of High Performance Green Buildings
 6. American Society of Mechanical Engineers (ASME)
 - a. ASME A17.1/CSA B44 Safety Code for Elevators
 - b. ASME A17.3 Safety Code for Existing Elevators

INITIALS: DS
TL & DS
TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

- c. ASME Y14.100 Engineering Drawing Practices
- 7. American Society of Safety Professionals (ASSP)
 - a. ANSI/ ASSP A1264.2, Standard for the Provisions of Slip Resistance on Walking/ Working Surfaces
- 8. American Society of Testing and Materials (ASTM)
 - a. ASTM F 1679 Standard Test Method for Using a Variable Incidence Tribometer
 - b. ASTM F 2508, Standard Practice for Validation, Calibration, and Certification of Walkway Tribometers Using Reference Surfaces
- 9. Architectural Woodworking Institute (AWI)
 - a. AWI AWS Architectural Woodwork Standards, 2nd edition
- 10. Building Industry Consulting Service International, Inc (BICSI)
 - a. BICSI 005-2016, Electronic Safety and Security (ESS) System Design and Implementation Best Practices
- 11. International Code Council (ICC)
 - a. International Mechanical Code (IMC)
 - b. International Building Code (IBC)
 - c. International Fire Code (IFC)
 - d. International Plumbing Code (IPC)
 - e. International Energy Conservation Code (IECC)
 - f. International Green Construction Code (IGCC)
- 12. Manufacture Standardization Society of the Valve and Fitting Industry Inc. (MSS)
- 13. National Fire Protection Association (NFPA) Codes
 - a. NFPA 1, Fire Code
 - b. NFPA 10, Standard for Portable Fire Extinguishers
 - c. NFPA 13, Standard for the Installation of Sprinkler Systems
 - d. NFPA 14, Standard for the Installation of Standpipes and Hose Systems
 - e. NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection
 - f. NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances
 - g. NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
 - h. NFPA 30, Flammable and Combustible Liquids Code
 - i. NFPA 30A, Code for Motor Fuel Dispensing Facilities and Repair Garages
 - j. NFPA 70, National Electrical Code®
 - k. NFPA 72, National Fire Alarm and Signaling Code
 - l. NFPA 80, Standard for Fire Doors and Other Opening Protectives
 - m. NFPA 88A, Standard for Parking Structures
 - n. NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems
 - o. NFPA 101, Life Safety Code®
 - p. NFPA 110, Standard for Emergency and Standby Power Systems
 - q. NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations
 - r. NFPA 780, Standard for the Installation of Lightning Protection Systems;
 - s. NFPA 2001, Standard on Clean Agent Fire Extinguishing System, Annex c, Enclosure Integrity Procedure
 - t. NFPA 214, Water Cooling Towers
- 14. Sheet Metal and Air Conditioning Contractor's National Association, Inc. (SMACNA)
 - a. SMACNA HVAC Systems - Duct Design
 - b. SMACNA 1966 Duct Construction Standards: Metal and Flexible
 - c. SMACNA 1972 CD HVAC Air Duct Leakage Test Manual
 - d. SMACNA 1819 Fire Smoke, and Radiation Damper Installation Guide for HVAC Systems

INITIALS TL & TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

15. Telecommunication Industries Alliance (TIA)
 - a. ANSI/TIA 445-78 Rev. B, FTOP-78 IEC 60793-1-40 Optical Fibres, Part 1-40, Measurement Methods and Test Procedures – Attenuation
 - b. ANSI/TIA-526-7 Rev. A, Measurement of Optical Power Loss of Installed Single-Mode Fiber Cable Plant
 - c. ANSI/TIA-526-14 Rev. C, Optical Power Loss Measurements of Installed Multimode Fiber Cable Plant
 - d. ANSI/TIA-568.1 Rev. D, Commercial Building Telecommunications Infrastructure Standard
 - e. ANSI/TIA-568.2 Rev. C, Balanced Twisted-Pair Telecommunications Cabling and Components Standards
 - f. ANSI/TIA-568.3 Rev. D, Optical Fiber Cabling and Components Standard
 - g. ANSI/TIA-568.4 Rev. D, Broadband Coaxial Cabling and Components Standard
 - h. ANSI/TIA-569 Rev. D, Telecommunications Pathways and Spaces
 - i. ANSI/TIA-606 Rev. C, Administration Standard for Telecommunications Infrastructure
 - j. ANSI/TIA-607 Rev. C, Generic Telecommunications Bonding and Grounding (Earthing) for Customer Premises
 - k. ANSI/TIA-758 Rev. B, Customer-Owned Outside Plant Telecommunications Infrastructure Standard
 - l. ANSI/TIA-942 Rev. B Telecommunications Infrastructure Standard for Data Centers
16. Underwriters Laboratories, Inc. (UL)

3.0 Procedures**3.1 Security Clearance Requirements**

- A. The Lessor shall agree to insert terms that conform substantially to the language of the security clearance requirements section of the POR in all subcontracts. The requirements specified in this section apply to all contract workers including, but not limited to, construction, maintenance, and cleaning service personnel.
- B. The Owner/Lessor of the space occupied by the Tenant and members of the property management company, who may be responsible for oversight of the maintenance of the space, shall not be allowed to maintain keys to the Tenant space or permitted to have access to the space without the approval of the Tenant's Security Division.
- C. The cleaning and maintenance personnel proposed for the facility will be required to have or obtain Secret Unescorted clearance. Their company will need to have or obtain a Facility Security Clearance from Defense Security Service (DSS). The paperwork will be submitted to DSS and the General Services Administration (GSA) must sponsor the facility clearance with DSS.
- D. Upon award of the Lease, individuals designated by the Tenant shall accurately complete the forms listed below and furnish them to the Tenant. Forms for cleaning personnel proposed for the facility shall be submitted at least 90 days but preferably 180 days prior to the arrival of the contract individuals to the site of the work under the Lease.
 1. SF-86, "Questionnaire for National Security Positions" OR SF-85P, Questionnaire for Public Trust Positions",
 2. Two copies of form FD-258 (fingerprint card)

INITIALS: DS
TL & DS
TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

- E. All individuals working on the design and construction of the Tenant office space shall accurately complete the following forms and furnish them to the Tenant at least 25 work days prior to start of design work or arrival of individual to the site of the work under this Lease.
1. FD-816 (Background Data Information Form), two copies
 2. FD-258 (fingerprint card), two copies
 3. FD-484 (Privacy Act)
 4. FD-857 (Sensitive Information Non-Disclosure Form)
 5. FD-316 (General Application Form) (Note: Under Reason for Access Entry, type in "new construction project.")
 6. Document Security form from GSA PBS Order 3490.1A (as necessary)
- F. It is the responsibility of the Lessor/contractor to ensure all contractor personnel are in full compliance with applicable Immigration and Naturalization Service, US Department of Justice, Employee Eligibility Verification requirements, such as those set forth in Title 8, U.S. Code, Section 274a.
- G. A background investigation, the scope of which will be at the discretion of the Tenant, will be conducted on all contract personnel working under this Lease. At the discretion of the Tenant, contract individuals may also be interviewed by the Tenant (or Tenant contract investigators) regarding foreign travel, associates, residences or other matters of concern to the Tenant in deciding whether to grant access to its facilities, property, or information, and may be requested to undergo a polygraph examination to fully resolve any security concerns. Refusal or failure to accurately complete the forms, to be interviewed, or to undergo a polygraph examination to resolve any questionable matters shall be deemed reasonable cause for denial of access to the Tenant facilities, property or information. Lack of candor may also be a strong factor for denial of access.
- H. Access to the Tenant facilities, property or information, will be granted only where such access is clearly consistent with the mission and responsibilities of the Tenant. If, for any reason, a contract individual is denied access to any Tenant facility, property or information, the Tenant will not disclose to the contractor the reason for denial and will only make such disclosure to the affected contractor employee pursuant to the provisions of the Freedom of Information or Privacy Acts. The Tenant will not be liable for any expense in the replacement of the individual or any costs incurred by the contractor as a result of such denial. It is the policy of the Tenant that these individuals already employed by the contracting organization/individual (i.e., that the individual's employment not hinge upon an access or security clearance determination by the Tenant) and the Tenant will assume no liability between the contracting organization and its employees as a result of this procedure.
- I. The Tenant reserves the right to revoke any contract individual's access to its facilities, property or information, where such access is no longer clearly consistent with the Tenant's mission and responsibilities, and the contractor agrees to immediately remove that individual from the work site in such circumstances. In cases of access revocation, the Tenant will inform the individual of the basis for the revocation unless to do so would reveal classified or sensitive information; and, give the individual an opportunity to explain, rebut or refute such basis in writing. Access will remain revoked pending prompt review of any such submission by the individual.
- J. The Tenant reserves the right to reinvestigate contract individuals on a periodic basis or where facts or information indicate the continued access may no longer be clearly consistent with the Tenant's mission and responsibilities. The scope of any reinvestigation will be at the sole discretion of the Tenant. Refusal or failure to accurately complete any necessary forms, to be interviewed, or to undergo a polygraph examination to resolve any questionable matters during a reinvestigation shall be deemed reasonable cause for revocation of access to Tenant facilities, property or information.

INITIALS: TL & TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

- K. Appropriate badges may be furnished by the Tenant authorizing escorted or unescorted access to Tenant facilities and property. The badge, if furnished, shall be kept at a location to be determined by the Tenant and shall be picked up by the contract individual granted access upon arrival at Tenant premises. It shall be worn at all times on the upper part of the body so as to be clearly visible and shall be returned to the Tenant whenever the wearer leaves Tenant premises for any reason or any length of time. The Tenant may require all contract and subcontract individuals to execute a security awareness briefing form, FD-835, "Security Acknowledgment Form."
- L. Upon request, the contractor shall provide, for approval by the Tenant, written physical security procedures and policies to be followed by contract individuals for access to the project as well as security measures taken by the contractor to prevent unauthorized entry by contract individuals during off-duty hours.

3.2 Design Intent Drawings (DID): Post-Award

To be provided at the time any post occupancy project requests are submitted.

3.3 Construction Documents: Post-Award

To be provided at the time any post occupancy project requests are submitted.

3.4 Document Submission Requirements

To be provided at the time any post occupancy project requests are submitted.

3.5 Cost-Documentation: Post-Award

To be provided at the time any post occupancy project requests are submitted.

3.6 Construction Schedule: Post-Award

To be provided at the time any post occupancy project requests are submitted.

3.7 Construction Inspection

To be provided at the time any post occupancy project requests are submitted.

3.8 Meetings



To be provided at the time any post occupancy project requests are submitted.

3.9 Submittals

To be provided at the time any post occupancy project requests are submitted.

3.10 Document Security

To be provided at the time any post occupancy project requests are submitted.



INITIALS  & 
LESSOR TENANT

POR Virginia HQ Offsite Facility**4.0 General Requirements****4.1 Space Requirements**

- A. No telephone or data service other than that required for the Tenant shall be permitted to pass through the Tenant space except with specific approval from the Tenant or when routed through building space such as electrical or telephone closets dedicated to that use. All wiring running through the space and not serving the Tenant's needs shall be removed and/or rerouted. There shall be no telephone lines transiting the Tenant space that service other building tenants.
- B. Although the Tenant's regular working hours are 7:00 a.m. to 6:00 p.m., 24-hour access and egress to the space and an elevator shall be available, 7 days a week, 365 days per year.
- C. There shall be no existing or future ceiling or floor slab or demising wall penetrations (water, electric, power) without prior written approval by the Tenant.
- D. The Government requires a full-service lease to include: all standard utilities, utilities to operate supplemental HVAC units, Preventive Maintenance on all equipment, janitorial services, trash removal (to include recycling and dumpsters), repairs and maintenance of all mechanical, electrical, plumbing, break rooms, and kitchens, door and lock repairs, etc.
- E. The Lessor shall maintain all equipment associated with the facility, both building shell and tenant installed and cost shall be included in the operating costs.
- F. The Lessor shall maintain the common areas of the property in a clean condition and shall provide all necessary supplies and equipment.

5.0 Architectural**5.1 Doors, Door Frames, and Hardware**

- A. Door Hardware
 - 1. Locksmith Clearance: Only Locksmiths cleared to the "Top Secret" level shall be allowed to work on hardware installation for high-security locking hardware, including the S&G and CDX-10 locks
 - 2. Keying: If a master key system is requested by the Government, the Lessor shall provide a single master for the entire facility with all locks keyed differently. Only normal locks shall be on the master key system, high security locks shall not be part of the master key system. There shall only be two (2) master keys for the entire facility. The master keys shall be turned over to the Government.
 - 3. Key Code Security: Key codes, specifics of the lock systems or duplicate keys for any Government lock system shall be property of the Government and shall not be maintained by the Lessor or the Lessor's locksmith, and shall not be disclosed to anyone other than the Government.
 - 4. Additional hardware requirements to be provided at the time any post occupancy projects are requested.
- B. Entrance Doors:
 - 1. There will be no electronic door release provided to any door that allows access into the secure occupied office space. An electronic release shall be provided only at the main entrance door

INITIALS _____ & _____
LESSOR TENANT

POR Virginia HQ Offsite Facility

into the public lobby area off of the common hallway. The door shall only be capable of being released from behind the ballistic reception window.

5.2 Windows and Window Treatments

To be provided at the time any post occupancy project requests are submitted.

5.3 Partitions

To be provided at the time any post occupancy project requests are submitted.

5.4 Millwork

To be provided at the time any post occupancy project requests are submitted.

5.5 Finishes

To be provided at the time any post occupancy project requests are submitted.

5.6 Ceilings

To be provided at the time any post occupancy project requests are submitted.

5.7 Carpet

- A. Replacement: Per the lease schedule, during Government occupancy, the Lessor shall replace the flooring, at no cost to the Government, when it has curls, upturned edges, or other noticeable variations in texture. All repair and replacement work is to be done during working hours unless otherwise approved by the Contracting Officer.
- B. Additional carpet flooring specifications will be provided at the time any post occupancy project requests are submitted.

5.8 Specialty Flooring

- C. Replacement: Per the lease schedule, during Government occupancy, the Lessor shall replace the flooring at no cost to the Government, when it has curls, upturned edges, or other noticeable variations in texture. All repair and replacement work is to be done during working hours unless otherwise approved by the Contracting Officer. Any post occupancy projects requiring flooring must meet additional requirements to be provided at the time any post occupancy project requests are submitted.

5.9 Paint

- A. Paint refreshment shall be required per the schedule listed within the lease. Paint refreshment shall be required on all walls in equipment rooms and general storage areas unless otherwise indicated within the finish schedule as approved by the Contracting Officer, or otherwise noted.
 - 1. Where feasible, reprocessed or consolidated latex paint with zero or low VOC shall be used in accordance with EPA's CPG on all painted surfaces. The type of paint shall be acceptable to the Contracting Officer.
 - 2. Wall paint shall be "satin egg shell" finish, not flat.
 - 3. Electrical power panels shall be painted in all locations, unless noted otherwise.

INITIALS: ^{DS}TL & ^{DS}TC
LESSOR TENANT

POR Virginia HQ Offsite Facility**6.0 Mechanical****6.1 Design Intent**

To be provided at the time any post occupancy project requests are submitted.

6.2 Applicable Documents

To be provided at the time any post occupancy project requests are submitted.

6.3 HVAC**A. Energy Supply**

1. All energy costs incurred by all HVAC systems servicing the building shall be incorporated into the terms of the Lease.
2. All new HVAC systems shall reduce energy costs by thirty (30) percent compared to the baseline building performance rating per the currently adapted edition of the ASHRAE 90.1, without amendments.

B. Heating, Ventilating and Air Conditioning Systems

1. All HVAC systems serving normally occupied areas shall maintain the indoor conditions in accordance with the latest edition of ANSI/ASHRAE Standard 55.
2. All HVAC systems shall provide ventilation in accordance with the latest edition of ASHRAE Standard 62.1. All new outdoor air intakes shall be located in an inaccessible location or secured as required by the ISC Physical Security Criteria for Federal Facilities, 2009 to inhibit the direct insertion of contaminants.
3. Any new air handling device that either conditions or mixes raw outdoor air with re-circulated air shall be equipped with MERV 13 filters as tested in accordance with ASHRAE 52.2.
4. Any new terminal device or air handler that does not condition or mix raw outdoor air with re-circulated air shall be equipped with MERV 8 filters as tested in accordance with ASHRAE 52.2.
5. All HVAC systems serving areas designated in the space plan as an equipment room shall maintain the following indoor conditions in accordance with the latest edition of TIA/EIA-942 when outside conditions are at the 1% summer and 99% dry bulb temperatures and the corresponding mean coincidental wet bulb temperature as listed in the ASHRAE Handbook, "Fundamentals":
 - a. Indoor Air Set Point: 72 F and 45% RH;
 - b. Relative Humidity: 30% to 60%
6. Humidification and dehumidification equipment may be required depending upon local environmental conditions
7. The outdoor design temperature for all new cooling systems, other than the HVAC systems listed in items above shall be the 2.5 percent dry bulb and the corresponding mean coincident wet bulb temperature as listed in the latest edition of the ASHRAE Handbook "Fundamentals".
8. The outdoor design condition for all new evaporative cooling equipment shall be the 2.5 percent wet bulb temperature as listed in the latest edition of the ASHRAE Handbook, "Fundamentals".
9. The outdoor design temperature for all new heating systems shall be the 97.5 percent dry bulb temperature as listed in latest edition of the ASHRAE Handbook "Fundamentals".

INITIALS TL & TC
LESSOR TENANT

POR Virginia HQ Offsite Facility**C. Controls and Instrumentation**

1. Remote access to the building automation system shall be strictly prohibited. Systems shall not be connected in any way to any other facility. Wireless communication between the devices within the facility is also strictly prohibited.

7.0 Electrical**7.1 Power General**

- A. Remote monitoring from outside the facility of building automated systems within tenant space is prohibited, except for fire/life safety systems.

7.2 Electrical Signal Equipment

- A. The Tenant shall have the right to install, maintain, service, and repair all equipment related to reception of telecommunications signals. Such equipment includes, but is not limited to, audio, visual, digital, satellite, and microwave systems. The Tenant reserves the right to locate such equipment on the roof of the Office Building and to utilize building walls, parapet mounts and alternate mounting, as well as the area above the building ceiling line and office space at no additional costs to the Tenant. The Tenant may make modifications to the building necessary for installation of a microwave dish or similar receiving device, cable runs, and cable connections. The tenant shall have the right to use pathways as necessary to have cable between the rooftop equipment and specific office areas. The Tenant shall have the right to do such work starting up to 60 days before occupancy and at any time during the term of the lease. The tenant shall also have the right to inspect all such equipment. The Tenant reserves the right to require capability of transmission and reception of additional types of radio frequency and microwave signals. The Lessor shall provide the Tenant access to the premises and buildings and areas necessary to exercise its rights hereunder. "Tenant" as used above shall include representatives of the Tenant and their contractors.

8.0 Life Safety**8.1 General**

- A. All applicable building codes, fire codes, and ordinances adopted by the Authority Having Jurisdiction (AHJ) in which the building is located and all other nationally recognized codes and standards referenced herein, shall reference the current edition, in effect at the time of the solicitation.
- B. Prior to Tenant occupancy of the building, the Lessor shall test all fire protection detection systems, suppression systems, and other life safety systems in accordance with the applicable NFPA Standards and provide written documentation to the Contracting Officer. This documentation will be reviewed by the Tenant AHJ for compliance prior to occupancy of the building.

8.2 Fire Alarm/Sprinkler System

- A. All sprinkler pipes entering rooms shall have a dielectric break in the pipe at the point of egress inside the room. The dielectric break shall not be greater than 6 inches in length and shall be located no more than 6 inches from the wall that the pipe passes through. Dielectric unions that are not UL approved for fire suppression systems shall not be installed in the sprinkler piping system. The dielectric break

INITIALS: DS
TL & DS
TC
 LESSOR TENANT

POR Virginia HQ Offsite Facility

shall be located entirely inside the secured rooms. In lieu of a dielectric break, CPVC (Blaze Master, Corzan or equivalent) may be installed throughout these rooms, with the approval of the AHJ.

- B. Where required by NFPA, State or Local Codes, intermediate sprinkler heads are required in equipment rooms.
- C. Unless otherwise required by local codes, only visible (i.e., strobe device) alarm notification appliances shall be provided in building restrooms located on each floor of Tenant occupancy. Audible fire alarm notification devices are not required.
- D. All incoming wiring into shall breach each room at one point. In systems that require or provide one way notification only, the system shall have a high gain buffer amplifier approved by the Government. The system must provide for compliance with ADA/UFAS codes.
- E. In systems that require two-way communication (system data and/or voice), the system shall have electronic isolation (a fiber optic isolator). Office occupants shall be alerted when the system is activated (prominent red light, flashing strobe or similar visual device and secondary audio annunciators).

9.0 Security**9.1 General Security**

- A. Names and locations of Government occupants shall not be disclosed within any publicly accessed document or record.
- B. Wireless Devices
 - 1. Wireless technology shall be prohibited anywhere within the tenant space.

10.0 Additional Special Requirements

The following additional special requirements assume the tenant is remaining in place at its current location. In the event the tenant relocates, this section of the POR would not apply. Additional specifications associated with the work described below will be provided separate from this document at the time of project kick-off.

10.1 General Upgrades

- A. Floor Cleaning & Replacement
 - a. The Government requests the Lessor thoroughly clean the carpet/flooring throughout tenant space to generally refresh the space. Replace any necessary areas due to age of carpet and/or amount of wear on carpet or where trip hazards are present.
- B. Paint / Wall Repairs
 - a. The Government requests the Lessor repair and touch up paint and/or wallcoverings on walls in the tenant area to generally refresh the space. Walls shall be finished to match existing.
- C. File Room 1155 Conversion to Office Space
 - a. The Government requests that the existing file room located at 1155, approx. 972 SF, be modified to remove all files and racking systems and be upgraded to office space to

INITIALS: TL & TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

house personnel. The Government requests a load study be completed to determine feasibility and capabilities for human occupancy. If feasible, the Government requests modifications to this room to make it habitable for tenancy.

D. Upgrade Existing IT Offices – 1st Floor

- a. The Government requests that the two (2) first floor IT offices be modified to become SCIF spaces and accommodate additional office seating for tenants. Each office is approx. 520 SF. These rooms will require new flooring, upgraded wall types, and/or other additional upgrades for human occupancy.

E. Transwall Perimeter Upgrades

- a. The Government requests that four (4) third floor conference rooms located at 3321 (200 SF), 3332 (210 SF), 3335 (320 SF), and 3342 (308 SF) have the transwall perimeter walls be amplified for upgraded sound attenuation.

10.2 Life Safety Upgrades

- A. The stair tower located at Floor 3, Stair D is not equipped with magnetic door release devices. The door at this level is not making proper contact with the device and can be kept open with a “wedge action” between the door and floor. The Government requests this condition be repaired such that the door makes proper contact with the releasing unit and functions properly. Doors in exit stairs using magnetic release devices are required to be equipped with smoke detectors installed in accordance with NFPA 72 requirements, as identified in NFPA 101-2015; 7.2.1.8. Verify that the requisite smoke detectors are installed outside of the exit enclosures at each floor using these devices and that the fire alarm circuitry and programming meets the NFPA 101 requirements.
- B. In Floor 3, Electric Room 3195, a plastic conduit is penetrating a one-hour fire rated shaft wall without proper fire stopping. The Government requests proper installation for this penetration. See IBC-2015; Section 714 for permissible options and installation details.
- C. Within the Floor 1 storage room, the electrical bus ducts trans-versing the ceiling of this room represent a significant obstruction to the installed sprinklers located above them. To provide proper coverage, sprinklers are required to maintain specific horizontal and vertical distances from obstructions to the water distribution pattern. The Government requests that these ducts be re-routed in a manner that concentrates their installation in a single area/location and modify the sprinkler protection to accommodate the new arrangement. Both the ducts and sprinklers should have proper installation to assure an overall code compliant installation.



10.3 Security Upgrades

- A. There are areas of the existing fence where erosion has occurred, causing there to be gaps of more than three (3) inches. The Government requests that this be remediated to be compliant with codes and standards, which state “the space between the bottom of the fence and grade shall not exceed three (3) inches.”
- B. There are areas of the existing fence where damage has occurred and caused the fence to be bent or otherwise damaged. There are also several bolts along the fence that were loose or unprotected. The Government requests corrective action to ensure compliance with The Risk Management Process for Federal Facilities, Appendix B: Countermeasures, Section B.7.3.
- C. There is no fence extender in place at the VSF. The Government requests a modification to the fence to ensure compliance with The Risk Management Process for Federal Facilities, Appendix B: Countermeasures, Section B.7.3.

INITIALS: DS
TL & DS
TC
LESSOR TENANT

POR Virginia HQ Offsite Facility

- D. The power supply units at the gates should be locked or secured from tamper. The Government requests these items be secured appropriately.
- E. Additionally, electrical power supply units should be locked or secured from tamper. The Government requests these items be secured appropriately.
- F. Replace vehicle barriers in all locations around the facility; front gate, back gate, and loading dock. Barrier specifications will be provided at the time of a project.
- G. The main lobby of the TSC shares the same HVAC as the general building. FBI is working to determine if this requires corrective action since FBI currently leases the entire facility and visitors are screened outside in the VSF prior to entry.
- H. Perimeter doors throughout the facility require new door sweeps and gaskets. The Government requests that all perimeter doors be inspected and have new gaskets and door sweeps installed, as necessary.

INITIALS:  & 
LESSOR TENANT